

STATEMENT OF JUSTIFICATION
Zoning Map and Text Amendment and CDD Concept Plan Applications
June 15, 2012

The Applicants are requesting a Zoning Map and Text Amendment to create a new Coordinated Development District (CDD), rezone the subject properties to CDD #21, and approve the CDD Concept Plan for the proposed redevelopment.

On May 12, 2012, City Council approved the Beauregard Small Area Plan (the "Plan"). The Plan creates a vision for the Beauregard Corridor in the West End of the City. The Plan envisions a mix of uses that are carefully balanced and distributed throughout seven distinct neighborhoods, which are controlled by five different property owners/developers, as well as establishing a new grid of streets that connects within and among these neighborhoods. The Plan also provides for significant community benefits, including dedication of right-of-way for transit and other road improvements, provision of affordable housing, creation of a new athletic field, dedication of land for a new fire station, and contributions towards enhanced landscaping throughout the Plan area. These benefits, as well as the development envisioned to support these benefits, were the result of several years of close collaboration and cooperation between the five major property owners/developers. This continued coordination and cooperation is imperative to achieving the goals and benefits of the Plan.

The Applicants are requesting creation of a new Coordinated Development District (CDD #21) in furtherance of the Plan and amending the Zoning Map to rezone the subject properties to CDD #21. This request is consistent with the goals and vision of the approved Plan to create a vibrant, mixed-use community that will include residential, office, hotel and retail uses.

Section 5-601 of the Zoning Ordinance states that a CDD is "established for those areas which are of such size or are so situated as to have significant development related impacts on the city as a whole or a major portion thereof and in order to promote development consistent with the master plan. A site zoned CDD is intended for a mix of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and the residents of the city. A CDD zone is intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area." The implementation of the Plan can only be realized through the creation of a new CDD for the Plan area. As stated in the Zoning Ordinance, a new CDD would promote development consistent with the master plan, as well as provide for a mix of uses and continued cooperation and joint planning among multiple property owners/developers.

The proposed CDD Concept Plan will further refine the vision in the Plan by establishing the conceptual framework for implementation of the Plan for future Development Special Use Permit applications. This concept includes the framework for many of the benefits identified in the Plan, such as the creation of a new grid of streets throughout the Plan area, dedication of right-of-way along Beauregard Street for a new

high-capacity transitway, the dedication of right-of-way along Seminary Road and Beauregard Street for road improvements, and improvements to utilities throughout the Plan area. The CDD will also provide additional details regarding the dedication of land for a new fire station to be constructed at the corner of Beauregard Street and Sanger Avenue, provision, creation and funding for affordable housing, construction of the new athletic field and contributions for enhanced landscaping.

As noted, the Plan envisions seven distinct neighborhoods and the CDD Concept Plan reflects that vision. More specifically, the Applicants are requesting the following within each of the neighborhoods.

Greenway

The Greenway neighborhood is residential in character with multi-family buildings and smaller-scale townhouses. Large public open spaces, including a greenway connection between Holmes Run Park and the Winkler Preserve, will also be found in the Greenway neighborhood. Consistent with the Plan, the Greenway neighborhood is proposed to contain 2,069,751 square feet of residential and 13,250 square feet of optional retail.

Garden District

The Garden District is also residential with a blend of multi-family buildings and smaller scale townhouses to create a grand presence along major street frontages and a smaller, more intimate residential experience on neighborhood streets. The new fire station will be located in this neighborhood. Consistent with the Plan, the Garden District is proposed to include 1,109,336 square feet of residential, and 21,355 square feet of optional retail.

Town Center

The Town Center, located adjacent to the planned high capacity transit stop, will contain a mix of uses (residential, office, hotel and retail) and a variety of open spaces, including a central town square. The design of the Town Center will contribute to the creation of an active, highly walkable destination for residents, workers, transit users and the surrounding community. The Town Center is proposed to include 2,342,863 square feet of residential, 200,000 square feet of required retail, 109,245 square feet of optional retail, 126,845 square feet of hotel, and 405,165 square feet of office.

Adams

The Adams neighborhood contains the primary office component in the Plan area that is a critical element in the overall mixed-use development concept for the Beauregard Corridor. The office buildings, a restaurant and hotel will frame N. Beauregard Street and its intersection with Seminary Road, forming a welcoming entrance to the western part of the Corridor. Consistent with the Plan, the Adams

neighborhoods is proposed to contain 1,020,765 square feet of office, 15,000 square feet of optional, and 100,000 square feet of hotel.

Upland Park

The Upland Park neighborhood is primarily residential, with townhouses and multi-family buildings, transitioning from the adjacent residential neighborhoods to a mix of uses (hotel, office, and retail) framing the intersection of N. Beauregard Street and Seminary Road. The distinctive feature of this neighborhood will be a large green public open space along Seminary Road. The Upland Park neighborhood is proposed to contain 590,000 square feet of residential, 16,000 square feet of optional retail, 75,000 square feet of hotel, and 78,469 square feet of office.

Southern Towers

The Southern Towers neighborhood includes the existing multi-family buildings, which will remain. The CDD Concept Plan proposes the addition of new office, hotel and retail space with a potential grocery store at the intersection of N. Beauregard Street and Seminary Road. This neighborhood will include an active and inviting main street, as well as a conveniently located transit stop for the planned high capacity transit corridor. The additional development in the Southern Towers neighborhood will include 25,000 square feet of required retail, 80,000 square feet of optional retail, 100,000 square feet of hotel, and 195,000 square feet of office.

Seminary Overlook

The Seminary Overlook neighborhood is residential in character with new multi-family buildings complementing the existing Seminary Towers. A central public green is located along an enhanced street grid designed to improve circulation and safety for vehicles, pedestrians and bicyclists. In addition to the existing Seminary Towers that will remain, the Seminary Overlook neighborhood is proposed to include 979,744 square feet of residential.

In addition, the Applicants are proposing adoption of Design Standards and Guidelines that will ensure that future development is consistent with the vision and goals of the Plan. These standards and guidelines will address creation of the seven neighborhoods and the character associated with each. This character will be established through standards and guidelines addressing building form and massing, setbacks, height and transitions, and building entry treatments. The Design Standards and Guidelines will also provide for architectural standards to ensure high-quality architecture and creation of a vibrant, enlivened aesthetic through the Plan area, such as storefronts, building materials, building features and garden walls and fences. In addition, the Design Standards and Guidelines will establish parameters for streetscape, including sidewalks, street furniture and lighting. These Design Standards and Guidelines are a crucial component in the continued refinement of the vision in the Plan and will establish an

aesthetic to ensure that the community being created throughout the Plan area will be of the quality and character desired by the City.

In furtherance of these goals and vision of the approved Plan, the Applicants request a Zoning Map and Text Amendment and approval of a CDD Concept Plan.

ATTACHMENT #4
SUBJECT PROPERTY ATTACHMENT
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June 15, 2012

Address Tax Map-Block-Lot	Land Use Existing-Proposed	Master Plan Designation Existing-Proposed	Zoning Designation Existing-Proposed	Frontage (ft.) Land Area (acres)
5105 Fairbanks Avenue 010.02-03-11	Single Family – Residential, Office, Hotel and Retail	Consistent with Beauregard Corridor Small Area Plan – No Change	R12 – CDD #21	8.90 acres
5115 Fairbanks Avenue 010.02-03-12				
5121 Fairbanks Avenue 010.04-03-13				
5129 Fairbanks Avenue 010.04-03-14				
5118 Fairbanks Avenue 010.04-03-15				
2641 Foster Avenue 010.04-03-17				
2638 Foster Avenue 010.04-03-18				
5143 Seminary Road 010.04-03-20				
2648 Foster Avenue 010.04-03-21				
2658 Foster Avenue 010.04-03-22				
5165 Seminary Road 010.04-03-23				
5173 Seminary Road 010.04-03-24				
5183 Seminary Road 010.04-03-25				
5066 Fairbanks Avenue 011.03-01-01				
2627 Foster Avenue 011.03-01-02				
2623 Foster Avenue 011.03-01-03				
2618 Foster Avenue 011.03-01-04				

4801 Kenmore Avenue 030.01-01-01	Residential - Residential	Consistent with Beauregard Corridor Small Area Plan - No Change	RC - CDD #21 RA - CDD #21	24.00 acres
4800 Kenmore Avenue 030.01-01-02				
5711 Sanger Avenue 018.04-01-26				
5600 Sanger Avenue 018.04-01-27				
5650 Rayburn Avenue 019.01-01-50				
1460 N. Beauregard Street 019.03-01-03	Residential - Residential, Office, Hotel and Retail	Consistent with Beauregard Corridor Small Area Plan - No Change	CDD #4 - CDD #21	129.47 acres
1350 N. Beauregard Street 019.03-01-05				
1250 N. Beauregard Street 029.01-01-01				
5900A Sanger Avenue 029.01-01-08				
5501 Sanger Avenue 029.03-01-06				
1500 N. Beauregard Street 019.02-01-03.S1	Office and Retail - Office, Retail and Hotel	Consistent with Beauregard Corridor Small Area Plan - No Change	CDD #4 - CDD #21	19.20 acres
1600 N. Beauregard Street 019.02-01-03.S2				
1700 N. Beauregard Street 019.02-01-03.S3				
1800 N. Beauregard Street 019.02-01-03.S4				
1900 N. Beauregard Street 019.02-01-03.S7				
2000 N. Beauregard Street 019.02-01-03.S8				
5055 Seminary Road 020.01-01-03	Residential - Residential	Consistent with Beauregard Corridor Small Area Plan - No Change	RC - CDD #21	5.48 acres